

## DA BRIEFING MEETING

Staged Development of a Three Lot Subdivision and Mixed Use Development

Lot 2 DP 1253946. No 390 Pacific Highway, Wyong.

S 8.2 Review Request

### Applicant

AJ & PJ Brand Pty Ltd  
c/- ADW Johnson Pty Ltd

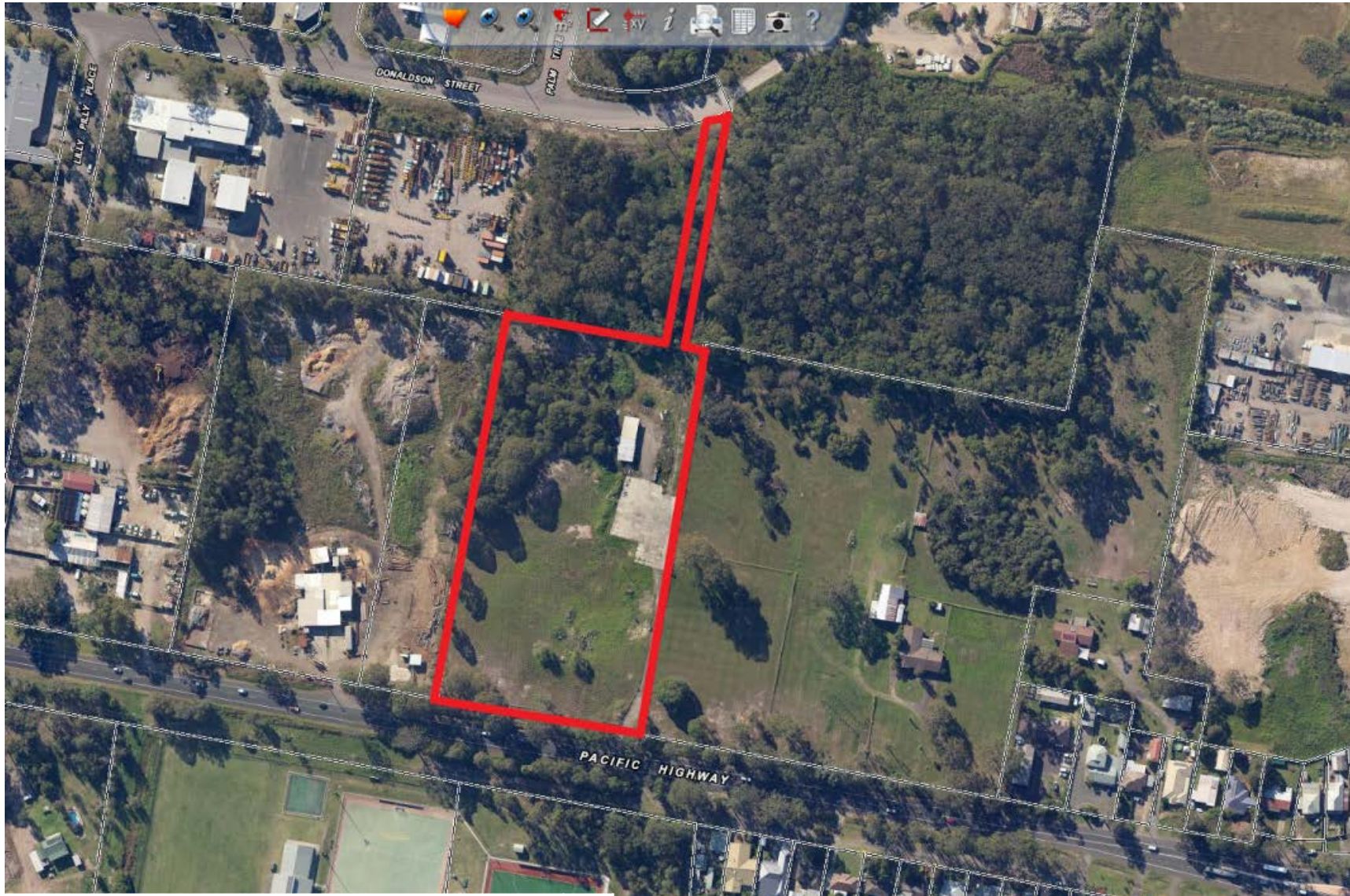


# SITE CONTEXT





## AERIAL SITE PHOTO



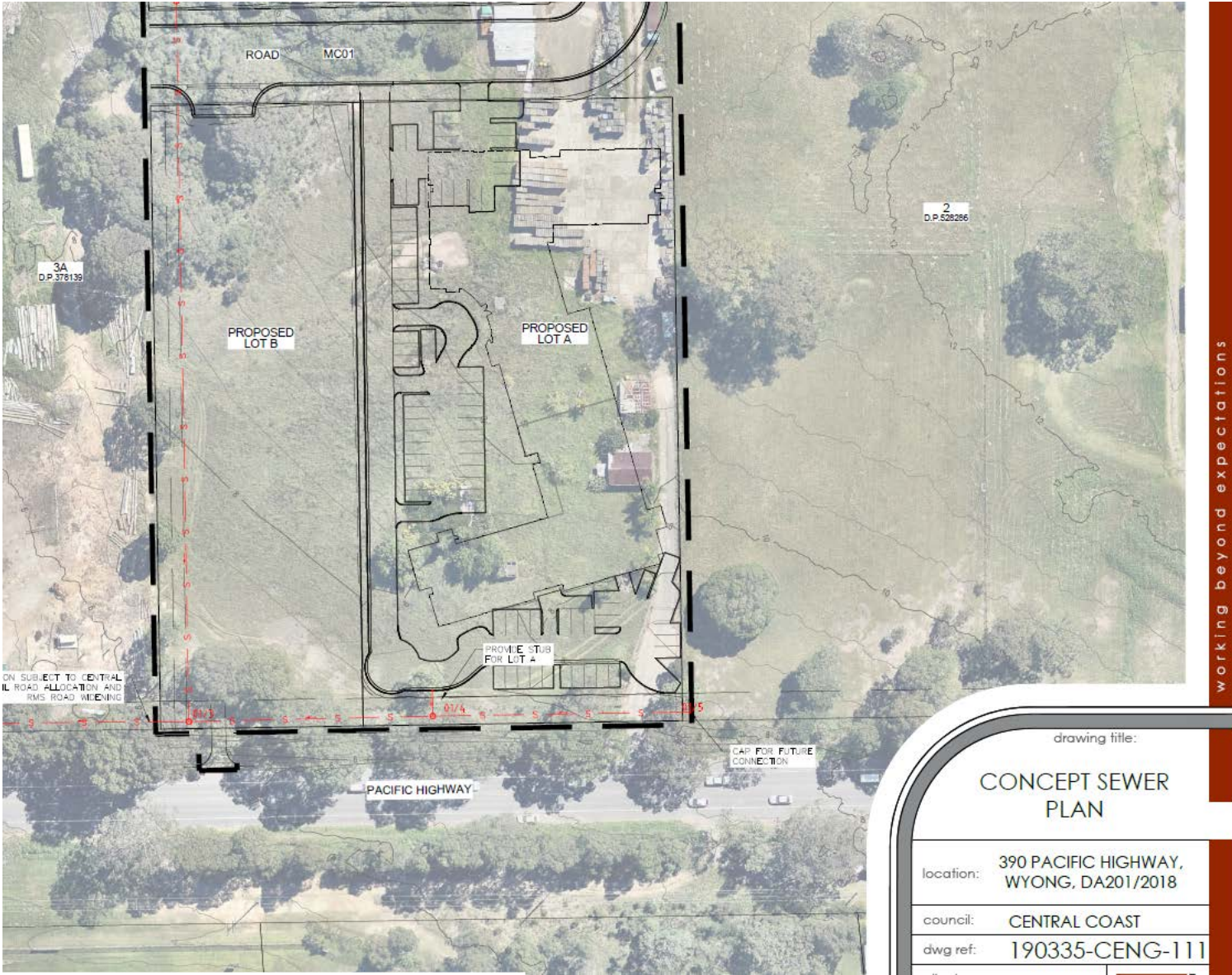


# SUBDIVISION PLAN





# CIVIL PLANS (EXTRACT)



Staged Development of a 3 Lot Subdivision and Mixed Use Development  
390 Pacific Highway, Wyong



# BUILDING PERSPECTIVES



LOOKING SOUTH AT NORTHERN WING  
FROM PROPOSED PUBLIC ROAD



LOOKING SOUTH EAST AT NORTHERN WING  
FROM MAIN DRIVEWAY ENTRANCE AT THE PROPOSED PUBLIC ROAD



LOOKING NORTH-EAST AT SOUTHERN WING - AL FRESCO CAFE (CLOSE UP)  
FROM SOUTH-WEST CORNER OF SITE



LOOKING SOUTH AT CENTRAL WING  
FROM NEIGHBOURING PROPERTY DP 528286 NEXT TO NORTHERN WING



LOOKING NORTH-WEST DOWN AT SOUTHERN WING  
FROM FRONT (PACIFIC HWY SIDE) OF NEIGHBOURING PROPERTY DP 528286



LOOKING NORTH-EAST AT CENTRAL WING  
FROM FOOTPATH RUNNING AROUND SOUTHERN WING

Client:  
P.J. & A.J. BRAND PTY LTD

**PROPOSED SUBDIVISION + AGED CARE + MIXED USE DEVELOPMENT**  
390 PACIFIC HIGHWAY  
NORTH WYONG

Scale: NTS @ A1

**PERSPECTIVE IMAGES #1**

17012

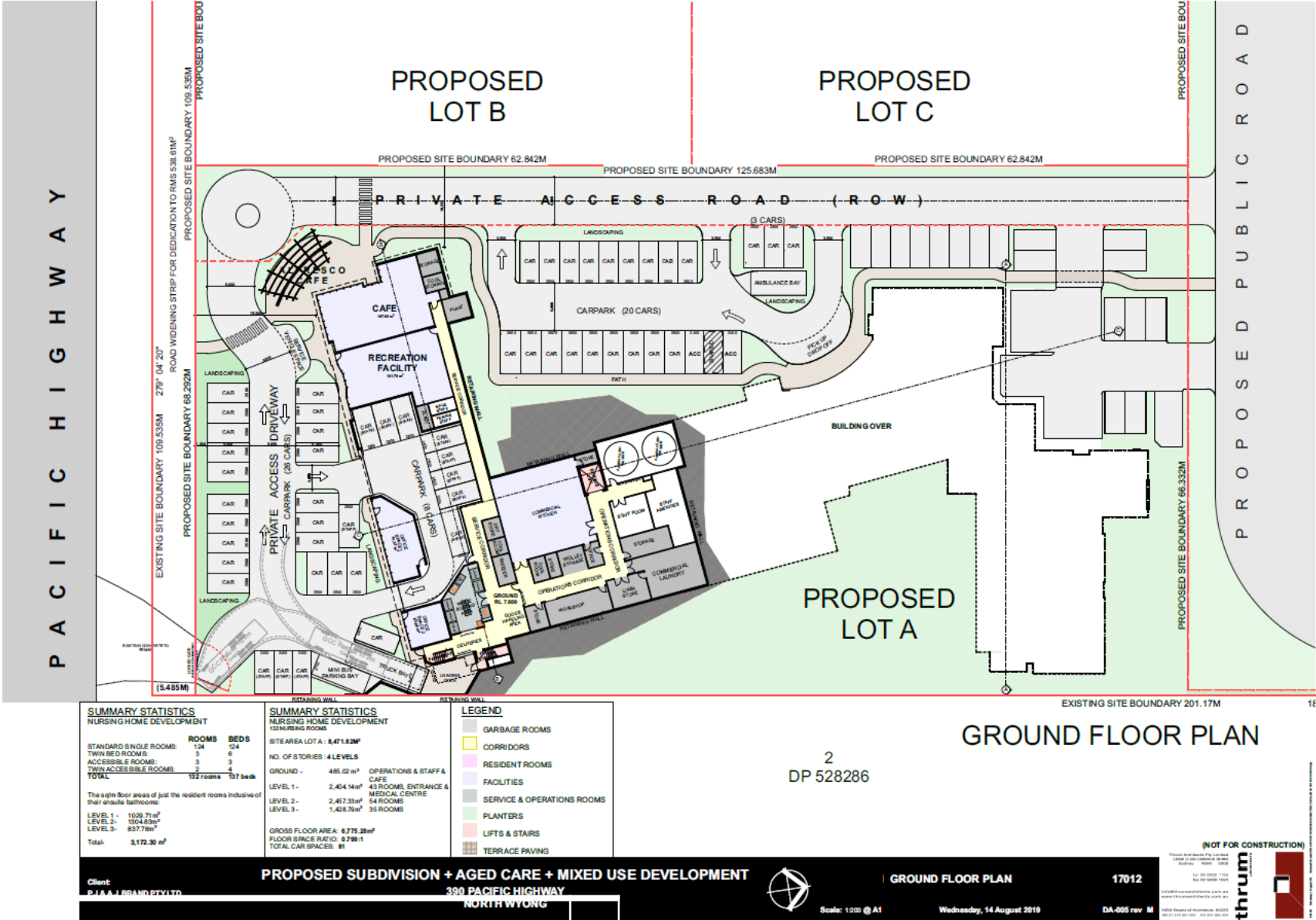
Wednesday, 14 August 2019

DA-030 rev H

(NOT FOR CONSTRUCTION)

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SITE / FLOOR PLAN – MIXED USE



Staged Development of a 3 Lot Subdivision and Mixed Use Development  
390 Pacific Highway, Wyong

## **REASONS FOR REFUSAL**

**Partial Approval** - for subdivision only. Supported by legal advice.

**Tree removal reduced** to only that which is required for services and the DCP mandated road.

**Squirrel Glider connectivity** on western boundary maintained.  
Subdivision **reflective of proposed built form**.

**Easements clearly identified**, and **Road Widening portion explained**.

**Traffic** – as per report and Council recommendation



## **SUPPORTING REPORTS**

Updated Bushfire, Ecology, Arborist Reports.

Updated Subdivision Plan and Civil Design to minimise tree removal.

Other reports remain unaltered.

THANK YOU